



Breedon Construction  
Statement of Qualifications  
August 2020

**Major Construction Projects In Progress and/or Under Contract**

Project: North Hill Residences  
Details: 279 Apartment Units  
Product Type: Podium/Wood Framed/Substantial Retaining Walls  
Owner: North Hill Residences, LLC  
Address: 1301 North 31<sup>st</sup> Street, Philadelphia, PA 19121  
Phone: (267) 386-8600  
Architect: Mosely Architects  
Contract Amount: \$68,813,537  
Commencement Date: May 2020  
Completion Date: June 2022  
Financing: VHDA/LIHTC  
Special Requirements: VHDA/Section 3/Wage Rates/Earthcraft  
Work Performed by Own Forces: Construction Management

Project: Lofts at Front Street  
Details: 258 Apartment Units  
Product Type: Podium/Precast Parking Deck/Wood Framed above Podium  
Owner: Front Street Apartments, LLC  
Address: 560 Lynnhaven Parkway, Virginia Beach, VA 23452  
Phone: (757) 486-1000  
Architect: Cox, Kliewer & Company, P.C.  
Contract Amount: \$42,873,195  
Commencement Date: March 2020  
Completion Date: January 2022  
Financing: Conventional  
Special Requirements: None  
Work Performed by Own Forces: Construction Management

Project: Berkmar Landing  
Details: 261 Apartment Units/Attached Parking Garages  
Product Type: 3/4 Split Level Foundations/Wood Framed  
Owner: Berkmar Apartments, LLC  
Address: 560 Lynnhaven Parkway, Virginia Beach, VA 23452  
Phone: (757) 486-1000  
Architect: Housing Studio  
Contract Amount: \$34,470,715  
Commencement Date: June 2020  
Completion Date: February 2022  
Financing: VHDA

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Special Requirements: VHDA  
Work Performed by Own Forces: Construction Management

Project: Stony Run Condos  
Details: 158 Condos  
Product Type: Wood Framed/Interior Corridor  
Owner: Stony Run Partners, LLC  
Address: 9245 Shady Gove Road, Ste 200, Mechanicsville, VA 23116  
Phone: (804) 569-1534  
Architect: Housing Studios  
Contract Amount: \$19,111,564.00  
Commencement Date: October 2019  
Completion Date: January 2021  
Financing: Conventional  
Special Requirements: None  
Work Performed by Own Forces: Construction Management

Project: Watkins Centre Apartments  
Details: 200 Apartment Units  
Product Type: Garden Apartment, 4 story wood frame  
Owner: Watkins Associates, LLC  
Address: 230 Court Square, Suite 202, Charlottesville, VA 22902  
Phone: (434) 242-7412  
Architect: Fehlberg Koch, PLLC  
Contract Amount: \$30,325,914.00  
Commencement Date: November 2019  
Completion Date: November 2021  
Financing: VHDA  
Special Requirements: VHDA  
Work Performed by Own Forces: Construction Management

Project: UMFS - 3900 West Broad Street  
Details: 250 Apartment Units  
Product Type: Podium Style  
Owner: SR Hamilton Broad Apartments, LLC  
Address: 1310 Roseneath Road, Suite 200, Richmond, VA 23230  
Phone: (804) 201-9618  
Architect: Poole & Poole Architecture, LLC  
Contract Amount: \$34,000,000.00  
Commencement Date: November 2019  
Completion Date: October 2021  
Financing: VHDA  
Special Requirements: VHDA  
Work Performed by Own Forces: Construction Management

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Project: Villas at Reid Landing  
Details: 51 Apartment Units  
Product Type: Senior apartments with interior conditioned corridors  
Owner: Gardner Suffolk, LLC  
Address: 8000 Maryland Ave, Suite 1300, Clayton, MO 63105  
Phone: (314) 561-5900  
Architect: Edward H. Winks – James D. Snowa Architects P.C.  
Contract Amount: \$7,870,487.00  
Commencement Date: November 2019  
Completion Date: February 2021  
Financing: VHDA/LIHTC  
Special Requirements: VHDA, EarthCraft certified  
Work Performed by Own Forces: Construction Management

Project: Brookhill Apartments  
Details: 316 Apartment Units  
Product Type: Garden Apartments with some interior conditioned corridors  
Owner: Brookhill Apartments, LLC  
Address: 230 Court Square, Suite 202, Charlottesville, VA 22902  
Phone: (434) 242-7412  
Architect: Fugleberg Koch, PLLC  
Contract Amount: \$46,239,098.00  
Commencement Date: January 2019  
Completion Date: January 2021  
Financing: HUD 221(d)(4)  
Special Requirements: Davis Bacon Wage Rates  
Work Performed by Own Forces: Construction Management

Project: Townsquare at Dumfries  
Details: 227 Apartment Units  
Product Type: Garden Apartments  
Owner: CHP Townsquare at Dumfries Bond, LLC  
Address: 4915 Radford Avenue, Suite 300, Richmond, VA 23230  
Phone: (804) 343-7201  
Architect: Moseley Architects  
Contract Amount: \$29,989,998.00  
Commencement Date: December 2018  
Completion Date: December 2020  
Financing: VHDA/LIHTC  
Special Requirements: VHDA, EarthCraft certified  
Work Performed by Own Forces: Construction Management

Project: Lexington Phase I  
Details: 72 Apartment Units  
Product Type: Townhouse style apartments

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Owner: Lexington I Developer, LLC/Pennrose, LLC  
Address: 575 S. Charles Street, Suite 140, Baltimore, MD 21201  
Phone: (443) 842-6803  
Architect: Saunders & Crouse Architects  
Contract Amount: \$12,724,874.00  
Commencement Date: February 2019  
Completion Date: June 2020  
Financing: Conventional/LIHTC  
Special Requirements: Davis Bacon Wage Rates/Section 3  
Work Performed by Own Forces: Construction Management Only

Project: Pinewell Station Apartments  
Details: 145 Apartment Units  
Product Type: Podium style with 4 floors of wood construction  
Owner: Pinewell Station, LLC  
Address: 560 Lynnhaven Parkway, Virginia Beach, VA 23452  
Phone: (757) 486-1000  
Architect: Humphreys and Partners Architects L.P.  
Contract Amount: \$19,586,643.00  
Commencement Date: December 2018  
Completion Date: December 2020  
Financing: Conventional- Towne Bank  
Special Requirements: N/A  
Work Performed by Own Forces: Construction Management Only

**Major Construction Projects Completed Within Last Five Years**

Project: Interbake Phase II  
Details: 218 Apartment Units  
Product Type: 1 Building - Podium style with 4 floors of wood construction  
Owner: 947 Myers, LLC  
Address: 1310 Roseneath Road, Suite 200, Richmond, VA 23230  
Phone: (804) 201-9618  
Architect: Architecture Design Office  
Contract Amount: \$25,112,189.00  
Commencement Date: November 2018  
Completion Date: July 2020  
Financing: VHDA  
Special Requirements: VHDA  
Work Performed by Own Forces: Construction Management

Project: Reflections at Virginia Beach  
Details: 480 Apartment Units/Renovation  
Product Type: Garden Apartments  
Owner: Reflections Apartments, LLC

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Address: 560 Lynnhaven Parkway, Virginia Beach, VA 23452  
Phone: (757) 486-1000  
Architect: N/A  
Contract Amount: \$5,040,000  
Commencement Date: February 2018  
Completion Date: February 2020  
Financing: Conventional  
Work Performed by Own Forces: Construction Management Only

Project: iFLY Virginia Beach Renovation  
Details: Renovation of 2<sup>nd</sup> floor  
Product Type: Entertainment Facility  
Owner: Indoor Skydiving Virginia. LLC  
Address: 560 Lynnhaven Parkway, Virginia Beach, VA 23452  
Phone: (757) 486-1000  
Architect: The Design Collaborative  
Contract Amount: \$127,723.00  
Commencement Date: February 2020  
Completion Date: March 2020  
Financing: Conventional  
Special Requirements: None  
Work Performed by Own Forces: Construction Management

Project: Allure at Jefferson  
Details: 338 Apartment Units/6,549SF Clubhouse/19.57 Acres  
Product Type: Garden Apartments with interior conditioned corridors  
Owner: Allure at Jefferson, LLC  
Address: 560 Lynnhaven Parkway, Virginia Beach, VA 23452  
Phone: (757) 486-1000  
Architect: Housing Studio  
Contract Amount: \$39,442,601  
Commencement Date: December 2017  
Completion Date: January 2020  
Financing: HUD 221(d)(4)  
Special Requirements: Davis Bacon Wage Rates/National Green Building Standard (NGBS) Certified  
Work Performed by Own Forces: Construction Management Only

Project: Hope Village  
Details: 100 Apartment Units/Renovation  
Product Type: Garden Apartments  
Owner: Hope Preservation LP  
Address: 250 W 55<sup>th</sup> Street, 35<sup>th</sup> Floor, New York, NY 10019  
Phone: (212) 798-4083  
Architect: N/A  
Contract Amount: \$4,775,554

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Commencement Date: August 2018  
Completion Date: September 2019  
Financing: Conventional/LIHTC  
Special Requirements: EarthCraft certified  
Work Performed by Own Forces: Construction Management Only

Project: Stonebridge Apartments  
Details: 18 Apartment units/3 New Buildings  
Product Type: Garden Apartments  
Owner: Stonebridge Associates, LLC  
Address: 560 Lynnhaven Parkway, Virginia Beach, VA 23452  
Phone: (757) 486-1000  
Architect: Retnauer Baynes Associated, LLC  
Contract Amount: \$2,377,681.00  
Commencement Date: September 2018  
Completion Date: June 2019  
Financing: Conventional- Towne Bank  
Special Requirements: N/A  
Work Performed by Own Forces: Construction Management Only

Project: Adams Crossing 3  
Details: 48 Apartment Units  
Product Type: Garden Apartments  
Owner: ADX 3, LLC  
Address: 230 Court Square, Suite 202, Charlottesville, VA 22902  
Phone: (434) 295-1542  
Architect: Fugleberg Koch, PLLC  
Final Contract Amount: \$4,926,065  
Commencement Date: April 2018  
Completion Date: February 2019  
Financing: HUD 221(d)(4)  
Special Requirements: Davis Bacon Wage Rates/Minority Business Enterprise (MBE) goal of 29%/Energy Star Certified  
Work Performed by Own Forces: Construction Management Only

Project: The Marq  
Details: 264 Apartment Units/Clubhouse & Fitness 5,904SF/8.98 Acres  
Product Type: Four story over podium (2 buildings)  
Owner: Alicia Drive Associates, LLC  
Address: 560 Lynnhaven Parkway, Virginia Beach, VA 23452  
Phone: (757) 486-1000  
Architect: Housing Studio  
Final Contract Amount: \$32,212,085  
Commencement Date: April 2016  
Completion Date: August 2018

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Financing: HUD 221(d)(4)  
Special Requirements: Davis Bacon Wage Rates  
Work Performed by Own Forces: Construction Management Only

Project: Westlake Apartments  
Details: 252 Apartment Units/Clubhouse & Fitness 5,298SF/16.30 Acres  
Product Type: Breezeway Apartments (included 1,500 LF public ROW road extension)  
Owner: Westlake Apartments, LLC  
Address: 560 Lynnhaven Parkway, Virginia Beach, VA 23452  
Phone: (757) 486-1000  
Architect: Housing Studio  
Final Contract Amount: \$23,021,153  
Commencement Date: July 2016  
Completion Date: June 2018  
Financing: HUD 221(d)(4)  
Special Requirements: Davis Bacon Wage Rates  
Work Performed by Own Forces: Construction Management Only

Project: Kippax Apartments  
Details: 100 Apartment Units/Renovation  
Product Type: Seven story institutional style building  
Owner: Kippax Place Apartments, LLC  
Address: 4915 Radford Avenue, Suite 300, Richmond, VA 23230  
Phone: (804) 343-7201  
Architect: Community Housing Partners  
Final Contract Amount: \$7,529,544  
Commencement Date: July 2016  
Completion Date: December 2017  
Financing: LIHTC/VHDA/Local Government Investors  
Special Requirements: Davis Bacon Wage Rates/Section 3  
Work Performed by Own Forces: Construction Management Only

Project: Church Street Station Studios  
Details: 81 Apartment Units/1.60 Acres  
Product Type: Five story institutional style building  
Owner: Church Street Station Studios, LLC  
Address: 5008 Monument Avenue, Suite 200, Richmond, VA 23226  
Phone: (804) 788-6825  
Architect: VIA Design Architects, PC  
Final Contract Amount: \$9,352,019  
Commencement Date: September 2016  
Completion Date: November 2017  
Financing: LIHTC/VHDA/Local Government Investors  
Special Requirements: Davis Bacon Wage Rates/Section 3/EarthCraft Gold  
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Project: Beacon on 5th  
Details: 241 Apartment Units/12 Detached Garages/5,500SF Clubhouse/12.04 Acres  
Product Type: Split level garden apartments with 36 retaining walls  
Owner: Fifth Street Associates, LLC  
Address: 230 Court Square, Suite 202, Charlottesville, VA 22902  
Phone: (434) 295-1542  
Architect: Fugleberg Koch, PLLC  
Final Contract Amount: \$26,504,827  
Commencement Date: January 2016  
Completion Date: August 2017  
Financing: HUD 221(d)(4)  
Special Requirements: Davis Bacon Wage Rates  
Work Performed by Own Forces: Construction Management Only

Project: Adams Crossing Apartments Phase II  
Details: 72 Apartment Units/6.00 Acres  
Product Type: Garden apartments  
Owner: ADX II, LLC  
Address: 230 Court Square, Suite 202, Charlottesville, VA 22902  
Phone: (434) 295-1542  
Architect: Fugleberg Koch, PLLC  
Final Contract Amount: \$8,188,830  
Commencement Date: August 2016  
Completion Date: August 2017  
Financing: HUD 221(d)(4)  
Special Requirements: Davis Bacon Wage Rates/CDA Tax Credits  
Work Performed by Own Forces: Construction Management Only

Project: The Nest  
Details: 208 Apartment Units/Clubhouse & Fitness 3,775SF/15.8 Acres  
Product Type: Garden apartments with attached garages  
Owner: Eagle Harbor West, LLC  
Address: 560 Lynnhaven Parkway, Virginia Beach, VA 23452  
Phone: (757) 486-1000  
Architect: Jeff Love & Associates  
Final Contract Amount: \$22,377,437  
Commencement Date: May 2015  
Completion Date: April 2017  
Financing: HUD 221(d)(4)  
Special Requirements: Davis Bacon Wage Rates  
Work Performed by Own Forces: Construction Management Only

Project: Harbor Vista at Crawford Street  
Details: 134 Apartment Units/Clubhouse 1,872SF/Fitness 2,810SF/2.48 Acres

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Product Type: Four story over podium  
Owner: Crawford Street Apartments, LLC  
Address: 560 Lynnhaven Parkway, Virginia Beach, VA 23452  
Phone: (757) 486-1000  
Architect: Humphreys & Partners Architects, LP  
Final Contract Amount: \$15,635,448  
Commencement Date: June 2015  
Completion Date: April 2017  
Financing: HUD 221(d)(4)  
Special Requirements: Davis Bacon Wage Rates  
Work Performed by Own Forces: Construction Management Only

Project: Aqua Apartments  
Details: 147 Apartment Units/57,715SF Core Space-Fitness & Clubhouse/Swimming Pool/1.17 Acres  
Product Type: Five story urban infill (part of three phase project)  
Owner: 25<sup>th</sup> Street Associates, LLC  
Address: 560 Lynnhaven Parkway, Virginia Beach, VA 23452  
Phone: (757) 486-1000  
Architect: Jeff Love & Associates  
Final Contract Amount: \$19,683,376  
Commencement Date: February 2014  
Completion Date: Sept 2016  
Financing: Towne Bank  
Work Performed by Own Forces: Construction Management Only

Project: iFly Virginia Beach  
Details: Indoor Skydiving Facility  
Product Type: Vertical wind tunnel  
Owner: Indoor Skydiving Virginia, LLC  
Address: 560 Lynnhaven Parkway, Virginia Beach, VA 23452  
Phone: (757) 486-1000  
Architect: Jeff Love & Associates  
Final Contract Amount: \$7,333,934  
Completion Date: April 2015  
Financing: Towne Bank  
Work Performed by Own Forces: Construction Management Only

Project: 25<sup>th</sup> Street Parking Garage  
Details: 6 Story/564 Space Precast Parking Garage  
Product Type: Precast parking deck  
Owner: 25<sup>th</sup> Street Associates, LLC  
Address: 2405 Courthouse Drive, Virginia Beach, VA 23456  
Phone: (757) 385-2906  
Architect: Jeff Love & Associates  
Final Contract Amount: \$8,195,667

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Completion Date: April 2015  
Financing: Towne Bank  
Work Performed by Own Forces: Construction Management Only

Project: Parkside at Charles Street  
Details: 148 Apartment Units/Clubhouse & Fitness 2744SF/ 6.9 Acres  
Product Type: Garden apartments with attached garages  
Owner: Parkside at Charles Street, LLC  
Address: 560 Lynnhaven Parkway, Virginia Beach, VA 23452  
Phone: 486-1000  
Architect: Cox, Kliewer & Company, PC  
Final Contract Amount: \$14,028,669  
Commencement Date: February 2015  
Completion Date: September 2016  
Financing: VHDA  
Work Performed by Own Forces: Construction Management Only

Project: Studios II – Richmond, VA  
Details: 40 Apartment Units Renovation  
Product Type: Two story institutional style building  
Owner: Studios II, LLC (Virginia Supportive Housing)  
Address: 5008 Monument Avenue, Suite 200, Richmond, VA 23226  
Phone: (804) 788-6825  
Architect: Community Design Studios, LLC  
Final Contract Amount: \$3,280,841  
Commencement Date: March 2015  
Completion Date: February 2016  
Financing: LIHTC/VHDA  
Special Requirements: Davis Bacon Wage Rates/Section 3  
Work Performed by Own Forces: Construction Management Only

Project: Crescent Square – Virginia Beach, VA  
Details: 80 Apartment Units/2.4 Acres  
Product Type: Four story institutional style building  
Owner: Crescent Square, LLC (Virginia Supportive Housing)  
Address: 5008 Monument Avenue, Suite 200, Richmond, VA 23226  
Phone: (804) 788-6825  
Architect: VIA Design Architects, PC  
Contract Amount: \$7,690,005  
Commencement Date: January 2015  
Completion Date: March 2016  
Financing: LIHTC/VHDA/Local Government Investors  
Special Requirements: Davis Bacon Wage Rates/Section 3/EarthCraft Gold

#### **Other Major Construction Projects Completed By Key Executives**

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Project: Cambria at Cornerstone Apartments – Phase II  
Details: 180 Apartment Units/2,713 SF Fitness/Swimming Pool/7.46 Acres  
Product Type: Garden apartments  
Owner: CS2 Acquisition, LLC  
Address: 560 Lynnhaven Parkway, Virginia Beach, VA 23452  
Phone: (757) 486-1000  
Architect: Housing Studio  
Final Contract Amount: \$13,963,103  
Commencement Date: December 2012  
Completion Date: June 2014  
Financing: Bank of America  
Work Performed by Own Forces: Construction Management Only

Project: Marshall Springs at Gayton West  
Details: 420 Apartment Units/5,085 Clubhouse/2,847 Fitness/78 Attached Garages/30.01 Acres  
Product Type: Garden apartments with interior conditioned corridors  
Owner: Bacova Road Apartments, LLC  
Address: 560 Lynnhaven Parkway, Virginia Beach, VA 23452  
Phone: (757) 486-1000  
Architect: Housing Studio  
Final Contract Amount: \$36,131,807  
Commencement Date: January 2013  
Completion Date: May 2015  
Financing: Bank of America  
Work Performed by Own Forces: Construction Management Only

Project: Red Knot at Edinburgh  
Details: 336 Apartment Units/4,775 Clubhouse/3,351 Fitness/154 Attached & Detached Garages/22.54 Acres  
Product Type: e-Urban building  
Owner: Edinburgh Apartments, LLC  
Address: 560 Lynnhaven Parkway, Virginia Beach, VA 23452  
Phone: (757) 486-1000  
Architect: Humphreys & Partners  
Final Contract Amount: \$29,707,185  
Commencement Date: July 2013  
Completion Date: March 2015  
Financing: US Bank  
Work Performed by Own Forces: Construction Management Only

Project: Yorktown Arch  
Details: 92 Townhouse Apartment Units/9.2 Acres  
Product Type: Attached townhouses with attached garages  
Owner: Yorktown Arch, LLC  
Address: 560 Lynnhaven Parkway, Virginia Beach, VA 23452

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Phone: (757) 486-1000  
Architect: Brandon Currence Architects  
Final Contract Amount: \$9,368,906  
Commencement Date: August 2013  
Completion Date: October 2014  
Financing: VHDA  
Work Performed by Own Forces: Construction Management Only

Project: Herons Landing  
Details: 60 Apartment Units/38,175 SF/2.20 Acres  
Product Type: Four story institutional style building  
Owner: Heron's Landing, LLC (Virginia Supportive Housing)  
Architect: Community Housing Partners  
Contract Amount: \$5,767,717  
Commencement Date: February 2012  
Completion Date: December 2012  
Financing: LIHTC/VHDA/Local Government Investors  
Special Requirements: Davis Bacon Wage Rates/Section 3/EarthCraft Gold

Project: Cambria at Cornerstone Apartments  
Details: 276 Apartment Units/3,351 SF Clubhouse/1,100 SF Fitness Center/Swimming Pool/10.42 Acres  
Product Type: Garden apartments  
Owner: Cambria Associates, LP  
Architect: Housing Studio  
Contract Amount: \$20,062,630  
Commencement Date: July 2011  
Completion Date: February 2013  
Financing: Bank of America

Project: Eagle Harbor Apartments – Phase II  
Details: 144 Apartment Units/50 Detached Garages/19.96 Acres  
Product Type: Garden apartments  
Owner: Eagle Harbor Apartments-II, LP  
Architect: Housing Studio  
Final Contract Amount: \$10,362,370  
Commencement Date: Projected for September 2011  
Completion Date: Projected for December 2012  
Financing: HUD 221(d)(4)  
Special Requirements: Davis Bacon Wage Rates

Project: Briton Trace Apartments  
Details: 120 Apartment Units/2,000 SF Clubhouse/Swimming Pool/10.65 Acres  
Product Type: Garden apartments  
Owner: Hampton 120, LP  
Architect: Housing Studio

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Final Contract Amount: \$9,035,806  
Commencement Date: Projected for November 2011  
Completion Date: Projected for January 2013  
Financing: HUD 221(d)(4)  
Special Requirements: Davis Bacon Wage Rates

Project: Redmill Landing Apartments  
Details: 96 Apartment Units/2,000 SF Clubhouse/Swimming Pool/5.88 Acres  
Product Type: Garden apartments  
Owner: AGC Acquisition, LLC  
Architect: Jeff Love & Associates  
Final Contract Amount: \$7,868,180  
Completion Date: June 2010  
Financing: Conventional

Project: Towne Center West Shoppes – Building 1  
Details: 14,782 SF Retail Building Including Full Upfit for Restaurant and Sporting Goods Store  
Product Type: Unanchored retail building  
Owner: Towne Center West, LLC  
Architects: Housing Studio/Create  
Final Contract Amount: \$3,004,431  
Completion Date: December 2010  
Financing: Conventional

Project: Featherstone Apartments  
Details: 72 Apartment Units  
Product Type: Garden rebuild from fire  
Owner: Kiln Creek Apartment Associates, LLC  
Architect: Architects Collective  
Final Contract Amount: \$4,227,237  
Completion Date: May 2010  
Financing: Insurance proceeds

Project: Redmill Landing – Retail Building 1  
Details: 26,026 SF Retail Building Including Full Upfit for Martial Arts Studio and Physical Therapy Center and  
Product Type: Unanchored retail building  
Several Other Partial Upfits  
Owner: AGC Acquisition, LLC  
Architect: Jeff Love & Associates  
Final Contract Amount: \$3,086,961  
Completion Date: March 2010  
Financing: Conventional

Project: Stoney Run 50 Apartments  
Details: 50 Apartment Units

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Product Type: Garden apartments  
Owner: Stoney Run 98, LLC  
Architect: Humphreys & Partners Architects  
Final Contract Amount: \$4,210,084  
Completion Date: July 2009  
Financing: Conventional

Project: Reflections of West Creek – Phase II  
Details: 132 Apartment Units/1,556 Clubhouse/Swimming Pool/6.13 Acres  
Product Type: Garden apartments  
Owner: Towne Center West Apartments, LLC  
Architect: Housing Studio  
Final Contract Amount: \$9,388,717  
Completion Date: June 2008  
Financing: Conventional

Project: Stoney Run 48 Apartments  
Details: 48 Apartment Units/2.22 Acres  
Product Type: Garden apartments  
Owner: Stoney Run 98, LLC  
Architect: Humphreys & Partners Architects  
Final Contract Amount: \$3,618,113  
Completion Date: June 2006  
Financing: Conventional

Project: Reflections of West Creek Apartments – Phase I  
Details: 290 Apartment Units/3,000 SF Clubhouse/Swimming Pool/17.60 Acres  
Product Type: Garden apartments  
Owner: North Gayton Associates, LP  
Architect: Housing Studio  
Contract Amount: \$15,399,316  
Completion Date: June 2004  
Financing: HUD 221(d)(4)  
Special Requirements: Davis Bacon Wage Rates

Project: Archstone at Hibiscus  
Details: 304 Apartment Units/8 Story Bldg/Structured Parking/Clubhouse/Swimming Pool/Retail  
Product Type: Mid-rise  
Owner: Archstone  
Contract Amount: \$28,300,000  
Completion Date: 2004

Project: Rockville Towne Center Apartments  
Details: 221 Apartment Units/Structured Parking/Clubhouse/Swimming Pool  
Product Type: Texas donut with precast parking garage

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Owner: Archstone  
Contract Amount: \$19,400,000  
Completion Date: 2004

Project: Columbia Towne Center Apartments  
Details: 531 Apartment Units/Structured Parking/Clubhouse/Swimming Pool  
Product Type: Texas donut with precast parking garage  
Owner: Archstone  
Contract Amount: \$42,300,000  
Completion Date: 2003

Project: Cameron at Governor's Green - Phase II  
Details: 140 Apartment Units/Clubhouse/Swimming Pool  
Product Type: Garden Apartments  
Owner: Archstone  
Contract Amount: \$10,000,000  
Completion Date: 2002

Project: The Metropolitan at Pentagon Park  
Details: 325 Apartment Units/15 Story Bldg/Structured Parking/Clubhouse/Swimming Pool  
Product Type: High rise with underground parking  
Owner: KSI  
Contract Amount: \$35,000,000  
Completion Date: 2001

Project: Cameron at Milestone II  
Details: 132 Apartment Units/Clubhouse/Swimming Pool  
Product Type: Garden apartments  
Owner: Archstone  
Contract Amount: \$7,500,000  
Completion Date: 2000

Project: Cameron at Governor's Green – Phase I  
Details: 338 Apartment Units/Clubhouse/Swimming Pool  
Product Type: Garden Apartments  
Owner: Archstone  
Contract Amount: \$18,200,000  
Completion Date: 1999